

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON FEBRUARY 5, 2014 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE.

Mayor and Council Members Present: Mayor Brent Marshall and Council Members Mike Johnson, Mike Colson, Tom Tripp and Neil Critchlow. Councilman Scott Stice joined the meeting by telephone.

Appointed Officers and Employees Present: Joel Linares and Christine Webb.

Citizens and Guests Present: Bryan Beyler, Sam Drown, Doug Kinsman, Jacob Clegg, Kent Liddiard, Gordon Brady, Scott Snelson, Leonard Tayon, Don Davis, Karson Lambert, Andy Lewis, Richard Butler, Barry Bunderson, Barry Pitt, Gary Snow, Sheila Snow, Zach Fuller, and Lisa Christensen.

Mayor Marshall asked Councilman Colson to lead the audience in the Pledge of Allegiance.

AGENDA:

Mayor Marshall moved Item 4 to the beginning of the meeting to allow Leonard Tayon to leave quickly.

Item 4. Presentation by Leonard Tayon for the Grantsville CERT Program.

Leonard Tayon explained he had been asked by the Mayor to be the director of the CERT (Community Emergency Response Team) Program. He introduced Don Davis, his co-director, to explain the program. Mr. Davis expressed appreciation to the Mayor and City Council for supporting the CERT Program. They will have training to certify members on March 1st and March 8th. He invited the City Council Members to join in the training. They feel if the Council Members get involved in the program, it would help encourage more citizens to participate. The CERT Program has grown since it was started. They have fifteen (15) active members and there are sixty (60) on the rolls. In an emergency situation there will need to be quite a few in neighborhoods with training.

Councilman Tripp inquired when and where the training is scheduled. It will be at the Grantsville Junior High School on March 1 and March 8 from 7:00 a.m. to about 5:00 p.m. There will be a disaster simulation as part of the training on the second day of training. This will include rescue operations, medical triage and first aid. Signup information is on the Grantsville City website (www.grantsvilleut.gov).

Mayor Marshall thanked Mr. Tayon and Mr. Davis for all they do for the community and the valuable service they will be giving to the community.

Mayor Marshall moved Item 3 next for Scott Snelson to present.

Item 3. Report from Scott Snelson on the Tooele Applied Technology College.

Scott Snelson provided a packet of information on the Tooele Applied Technology College (TATC). He presented the Utah College of Applied Technology (UCAT) Annual Report. There are eight (8) UCAT campuses in the state of Utah. Ribbon cutting took place on June 5 to open the new facility in Tooele. There is a total student head count of over 35,000 throughout the state. Mr. Snelson explained the program standards and minimum expectations. The student head count at TATC was down almost 3% last year. They figure this was due to closing of their building for nearly a month to transition into the new facility and students delayed enrollment until the new building was open. A list of the different companies served by the Custom Fit Program was provided.

Mr. Snelson reported they received an additional \$801,000 from the Utah State Legislature for FY14. New programs that came along with the funds were a heavy duty diesel technician program, industrial maintenance program, health informatics, a barbering program and a nail technician program. They have also expanded their business technology program and the welding program. They have brought in a veteran's services coordinator. Mr. Snelson stated through the first half of this fiscal year enrollment is up by 27% and their membership hours have increased 30%.

Mr. Snelson went over the budget funding requests. They would like to expand existing and establish new programs, certificate attainment and services in the new state of the art facility. Mr. Snelson suggested people use the Flex Route 401 with UTA. There is a bus stop right at the campus. Ridership is still down and UTA is less likely to provide the route if it is not utilized.

Mayor Marshall expressed gratitude to Mr. Snelson and the TATC. They have worked diligently to educate those wishing to go into the work force.

1. Public Hearings:

- a. Proposed concept plan/ P.U.D. for Darrell Nielsen on Wells Crossing at 600 S. Hale Street containing 241 lots in the R-1-21 zone.

Mayor Marshall opened the public hearing for comments. Mayor Marshall corrected the number of proposed lots to 236. The Mayor asked that there not be redundancies in the comments. He explained the Councilmen had copies of the comments made at the Planning and Zoning Meeting.

The City Councilmen were provided with a letter from Pamela Weaver. She expressed concerns about the area being developed as a track home community. Ms. Weaver asked the Council to hold the developer to the minimum lot size of .50 acres.

Sheila Snow at 448 S. Hale commented on the lot sizes. She was concerned developers are reducing the lot sizes smaller and smaller. She asked the Council to consider holding the developer to half acre lots. Ms. Snow would like to see the City have more open space in that area. She was also concerned about Hale Street, the narrowness of the street and the need for improvements.

Calvin Ross expressed concerns about traffic and water. He stated water is a huge issue in this valley. Mr. Ross brought up irrigation and asked if we are just going to xeriscape everything.

He believed the road needs improvements. He likes the rural setting and does not wish to see a Vegas type strip housing development. He would like to see larger half acre to acre size lots.

Zach Fuller stated he lives on the corner where Hale Street turns. He would like to see considerations be taken of the traffic flow in the area. And he is concerned about water usage. His concerns are about the irrigation water. Mr. Fuller said it seems we bounce back and forth at the reservoir. Some years we are overflowing and some years we are down. He would hate to have to start paying more for water due to more residents. Mr. Fuller was concerned by the number of houses in the area. There are no sidewalks which he would like to see added or at least accounted for. He stated he would like to go out and not have to look at a row of houses. He is all for growth but does not feel we need to go crazy in size. He feels there are already enough racecars speeding up and down the street in front of his house. Mr. Fuller stated he was unaware of what had been stated in previous meetings and asked if there were ways for him to get that information, he would appreciate knowing. Mayor Marshall explained the minutes from the City Council Meetings are all placed on the City Website as soon as they are approved. Information on when the Planning and Zoning Meetings are held was announced as well as when the City Council meets.

Barry Pitt lives in the area of the proposed development. He stated he likes the rural community. He would like to see the development stick to half acre lots or larger.

Richard Butler commented he was the first house up in the area of South Hale and when he built the house it was ten acres. He was concerned about making the lots smaller and adding mass and volume of traffic in the area. He remarked there is an eight inch sewer line coming down through there. Mr. Butler stated the impact this will have on Grantsville is negative as far as he is concerned. He mentioned the width of the road and added that to his list of concerns.

Sherrie Ivie stated she is a new resident of Grantsville and currently lives on Higley. She said she and her husband moved here believing this is the last unknown frontier to get out of the crowds. They moved out of Highland when they got progressive and allowed everyone and their dog to move in. They moved from Herriman, stating the only one who benefited from their dense population was the City because they were living on building permits. Mrs. Ivie said it is great that people want to move here. She loves it out here already and has changed employment and moved their business out here. She pleaded with the Council to look at the overall plan for the City. She said once you start letting lots of people in then you start with gang stuff again and then it won't be fun to live here. Mrs. Ivie primarily moved out here for the rural atmosphere for their family and plans to move other family members out here. She strongly suggested setting a precedence of what size lots will be allowed and stick to it.

Gary Snow expressed concerns for the lot sizes. He reported they have construction traffic up and down Hale Street already. He commented on the proposal to build in another road from the Old Mormon Trail for access and construction of the project. He was concerned about how enforcement of the use of Mormon Trail will work. He reported before the Blake Mountain Project came in, when it rained they did not get much water down Hale Street but now the runoff washes out part of his front yard. He communicated Hale Street was not designed for all of the traffic and when people come out of the subdivision now, they hit where Distreena changes into

Hale and the speed increases and does not decrease until they get down to the school. He stated the road is narrow and there is no sidewalk.

Tom Camp stated he moved onto Hale when there was nobody there but the Butlers and a couple of houses. He is concerned about water and sewer. He said when he first moved up there he had very little water pressure and there was a new line run. He expects that will be used to feed into the new subdivision which will affect the pressure again. Mr. Camp expressed concerns about the traffic on Hale Street; the road is crumbling from all of the traffic this winter. He stated even if you have outlets on the other end, people will still use Hale Street because it is a direct route to the center of town.

Don Kimber explained he works for the State of Utah in the maintenance department. He is concerned about where the maintenance will come from. He stated the plows we have in Grantsville now cannot keep up with the snow. He commented the road is so narrow he is glad he has four wheel drive or they couldn't pass each other. He asked where pot holes, snow removal and maintenance would come from or if they will be required to do it. He said he has personally fixed pot holes up there. He asked if the City will step up to the plate and get more done with it.

No further comments were offered and the Mayor closed the public hearing.

2. Summary Action Items.

- a. Approval of Minutes from the January 22, 2014 Work Meeting and the January 22, 2014 City Council Meeting.
- b. Approval of Bills in the amount of \$120,978.54.
- c. Personnel Matters (none).

Councilman Critchlow inquired about having a temporary judge. Mayor Marshall explained Judge Butcher was off sick. Attorney Linares explained they would have had to reschedule many people for that day and many of them have to take off work to be here.

Councilman Stice had not been provided with a copy of the bills and so abstained from voting on them.

Motion: Councilman Tripp made a motion to approve the summary action items as presented. The motion was seconded by Councilman Johnson. All voted in favor and the motion carried.

5. Consideration of proposed concept plan / P.U.D. for Darrell Nielsen on Wells Crossing at 600 S. Hale Street.

Sam Drown addressed some of the concerns of the neighborhood and their questions. He commented the utilities are an engineering function. They will provide water rights to support the development and if they can't do that, then they can't develop the property. He explained the same goes for the sewer. Mr. Drown commented on the road. They are aware there are problems with it and they plan to participate with the City to improve the road.

Mr. Drown addressed the lot size. They are not asking to change in the zone. They are working on a P.U.D. concept to allow an increase in density in exchange for open space. They will provide the open space, a park which will be three and three quarters (3 ¾) acres and a retention facility to collect water to make the washes safer. In addition they will be dedicating property to the City for a future road on the south side of the project. The minimum lot size is 12,000 square feet and the average lot size is third acre. Mr. Drown explained all of the existing lots on the east side of the proposed development will be buffered by half acre lots and as you head west the lots will be third acre lots.

He said he is willing to give his phone number and meet with those with questions and concerns.

Councilman Johnson clarified there are 101 lots which are between .26 and .32 acres. Mr. Drown said he has not counted them and would have to take his word. Councilman Johnson commented there are nineteen (19) lots that are half acre, which leaves 217 lots which will be smaller. Mr. Drown said that sounded correct.

Councilman Colson expressed concerns that there are so many lots that are smaller. He explained Planned Unit Developments and how the City Council has approved them in the past and their reasoning. Mr. Drown stated the Planning and Zoning had fully approved the project as did the City Council a few years earlier without the Hunt property and there had not been many changes. Councilman Johnson clarified the change is that it originally came off the Old Mormon Trail and did not connect with Hale Street which would have eliminated the traffic there. Mr. Drown stated they are willing to participate with the improvements on Hale Street.

Councilman Colson asked what the City will be getting by approving the development. Mr. Drown explained the City will be getting the park which is nearly four acres, landscaping and the right of way for Nygreen Street. Councilman Colson felt having eight percent (8%) meet the requirement is not acceptable.

Councilman Tripp commented he has mixed feelings on this. In his opinion, the recommendations of Planning and Zoning should be followed. Councilman Critchlow said he talked to a resident on Hale Street who felt when Blake Mountain was added to the area, they were messing with his paradise but he is aware development is necessary. Councilman Critchlow explained the City Council does their best to keep the best interests of the City and its citizens in mind. He suggested taking it back to Planning and Zoning for their approval. Councilman Johnson stated he could probably live with smaller lots but he needs to have sidewalks down to the school. He has talked with people in the area and cannot find anyone in favor of the development. Councilman Tripp reminded those in attendance we like our views but we do not buy them. He mentioned the Council turned down another developer because of these types of concerns. That developer came back and the City will have a development with square lots and the developer ended up with more lots. Councilman Stice commented this is a concept plan and we are not approving the development. He clarified we can work with the developer and try to make this work. Councilman Colson said this is actually an appeal process. Planning and Zoning denied this request. This is an appeal to appeal their decision. Councilman Johnson asked if the best decision is to table the plan. Mayor Marshall suggested this be sent back to Planning and Zoning for their approval.

Motion: Councilman Johnson made a motion to table the proposed concept plan / P.U.D. for Wells Crossing. Councilman Tripp seconded the motion. Councilmen Critchlow, Johnson and Stice voted in favor to table the concept plan. Councilmen Tripp and Colson voted against. The motion carried.

6. Consideration of awarding contract for engineering services for the Burmester Waterline Project.

Mayor Marshall stated the bids for engineering services for the Burmester Waterline Project were provided to the City Councilmen. The following bids were received:

- Civil Proj-Ex (\$14,980.00)
- Ensign Engineering (\$16,450.00)
- Aqua Engineering (\$16,720.00)
- Bingham Engineering (\$19,750.00)
- Epic Engineering (\$21,600.00)

Mayor Marshall stated he checked these bids against the Worthington Waterline bids and they are a little higher than those bids. The Mayor clarified these bids were only for the engineering services. Councilman Johnson asked where the City is on the grant. Mayor Marshall explained he has not heard anything. He said it is a federal grant and the process is locked up with Congress. The Mayor noted we do have money to pay for the engineering services and not much is expected to change on Burmester in the next two years which would require new engineering.

Motion: Councilman Colson made a motion to award the contract for engineering services for the Burmester Waterline Project to Civil Proj-Ex for \$14,980. Councilman Tripp seconded the motion. All voted in favor and the motion carried.

7. Discussion on Proposed Fee for Multiple Engineering Reviews.

Mayor Marshall asked Zoning Administrator, Shauna Kertamus, to provide information for this discussion. The City collects a flat fee for engineering review. There have been times when developers' engineers have refused to make changes or have re-submitted preliminaries with no changes made for review and the City ends up paying for those reviews. Shauna suggested allowing up to two (2) reviews with the initial application fees but then require a multiple review fee based on the type of review required.

Mayor Marshall proposed drafting a resolution to allow the engineering services to review a plat several times but pass the fees to the developer. Councilman Tripp suggested adapting this to take into account the development (minor subdivisions vs. very large subdivisions). He added he would like to see the City put out bids for engineering services to be sure we are not over charging our citizens and developers.

Attorney Linares will draft a resolution for review and approval.

8. Matters for Review.

- a. **Proposed RFP for Consulting/Engineering Services 2014 Dust Waterline.**
- b. **Proposed RFP for Consulting/Engineering Services 2014 Sheep Lane Sewer line.**

Mayor Marshall reviewed the information on the RFPs put out recently. He provided emails from Rocky Mountain Power with information on the tree removal along Main Street. The power line project is planned to be completed by the end of this month.

Mayor Marshall provided information of the water rights approved for purchase at the last meeting. He reported as our water attorney confirmed the water rights there was more water than was listed (79.24 acre feet vs. 80.14 acre feet). Grantsville City agreed to purchase all of it.

9. Mayor and Council Reports.

Mayor Marshall attended the Mid-Valley Highway meeting with UDOT and other elected officials. The discussion centered on legislative issues and persuading the Transportation Commission to have the project moved ahead. He attended the prison meeting at the State Capital. There was an independent audit of the prison property, possible future sites, usage of county jails and possible expansion of the Gunnison prison. He attended the prison meeting this afternoon. They plan to put out some RFPs proposing site selection.

Mayor Marshall attended the mandatory training for all City employees. Policies and procedures, ethics and sexual harassment were covered in the training.

Mayor Marshall attended the Legislative Caucus Meeting at the Capital. They had a discussion about certain Bills which will affect our community. He attended the County Commission Meeting. The Mayor met with Identity Salon about their concerns with moving their business. That will be on the agenda for the next City Council Meeting.

Mayor Marshall asked the City Councilmen to let him know if they plan to attend the Utah League of Cities and Towns Convention from April 9-11. Rooms will need to be reserved.

The Mayor received an email from Shauna Kertamus concerning Adam Nash and the Ranch Road Phase 3 lighting issue. The letter was provided to the City Councilmen. Mayor Marshall stated he is not in favor of this. He feels that it is the developer's responsibility, not the City's. The City already spends \$30,000 each month on power. If a developer wishes to require a light in front of each yard, they should be required to cover the cost of it. Councilman Tripp explained his neighborhood has a stipulation where each homeowner is required to have a light in their front yard.

Mayor Marshall explained the employee grievance would be on the next City Council Meeting agenda. Councilman Tripp asked if that would take place in an open or closed session. Attorney Linares answered it was up to the employee.

Councilman Critchlow attended the Chamber of Commerce dinner. He congratulated the Mayor for being honored and the fire department. He attended the Clark Farm dinner which was well attended. Councilman Critchlow reported there are a lot of good things planned at the Clark Farm. The Friends of the Clark Farm discussed the grant and what needs to happen. They plan to meet with Joel Kertamus and Mike Haycock to discuss the electricity. Councilman Critchlow expressed the need to take care of the people near the neighborhood discussed during the public hearing tonight.

Councilman Tripp reported on the County Board of Health meeting. The chairman was re-elected for another term and Angelo Maretta from Wendover was elected as the vice chair. They discussed things being addressed at the Legislature, including air quality and tobacco bills. Councilman Tripp said they discussed the budget. He stated over the last five or six years, the Health Department had accumulated over a million dollars in reserve funds. Much of that was restricted money reserved for specific purposes. The County has reduced some of their funding which will have the Health Department running without much reserve. They received a grant for addition funding for the flu vaccine. Councilman Tripp announced there will be some changes for food services. The fees will be raised for food service inspections and a website will be created to publish food inspection data. He expressed appreciation for the new businesses list provided by Christine.

Councilman Stice asked if they had removed the tree on Hale Street. He encouraged the residents who spoke at the public hearing to continue to speak out. Councilman Stice would like to update the phone system so when calling into the City Council Meeting they would be able to hear. Councilman Tripp suggested getting a remote microphone on the podium to hear the public.

Councilman Colson congratulated the Mayor and the fire department on the awards from the Chamber awards.

Councilman Johnson commented on the road cut on South Cooley Street. He inquired about the City's budget for salt. The Mayor reported our supply has been replenished and we still have an adequate supply.

Mayor Marshall appreciated the award. He considered it a team award. He felt it shows we have a good staff and City Council with people willing to work together.

Laurie Hurst thanked the Council for the successes of the Clark Farm. She reported there were over 5,000 people who visited the Farm. She stated every event was profitable with the exception of one. The Old Lincoln Highway dinner was an investment. They collected and donated 1200 pounds of food to the food bank, organized over 100 volunteers to help at events, have 300 people on the email list to receive information and over 500 likes on Facebook. Ms. Hurst reported they have a dedicated board and they have doubled in size since last fall. They applied and received two (2) grants last year. Her favorite comment was from a lady who attended the live nativity and said, "This makes me so proud of Grantsville." She explained many people have come from out of town to visit the Clark Farm. She hopes that one day there will be a sign on I-80 directing visitors to the Clark Farm. They believe this could help our economy grow. She said they would like to establish an agreement with the City to possibly lease the Farm. She suggested an agreement similar to the one Salt Lake City has with Utah Heritage who leases the Memorial House in Memory Grove. The Friends of the Clark Farm have a whole list of activities planned. They feel they are putting a lot more into the Farm and this justifies a permanent relationship with them.

Councilman Colson asked about the West Stake holding their annual pioneer day celebration at the Clark Farm. Joel Linares explained they will need to file a special event application and turn it into the City.

Approved

Ms. Hurst said they plan to provide restroom facilities for the summer. They have received \$4,000 in grant money and would like to get some electricity.

10. Closed Session (Personnel, Real Estate, Imminent Litigation).

Motion: Councilman Stice made a motion to go into a closed session. Councilman Colson seconded the motion. All voted in favor and the Council went into a closed session after a five minute recess at 8:45 p.m.

Motion: Councilman Colson made a motion to go back into an open session. The motion was seconded by Councilman Critchlow. All voted in favor and the motion carried.

11. Adjourn.

Motion: Councilman Stice made a motion to adjourn. The meeting was adjourned at 9:18 p.m.